



WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

March 2, 2015  
1503-SPP-04 & 1503-ODP-04

**Petition Number:** 1503-SPP-04 & 1503-ODP-04

**Subject Site Address:** East side of Oak Road, north of 151<sup>st</sup> Street

**Petitioner:** Langston Development Co., Inc. by Terra Site Development, Inc.

**Request:** **Primary Plat** and **Overall Development Plan** approval for Mapleridge consisting of 69 single-family residential lots.

**Current Zoning:** Mapleridge PUD District Ordinance No. 14-50

**Current Land Use:** Agricultural / Residential

**Approximate Acreage:** 59.45 acres+/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Primary Plat
4. Overall Development Plan
5. PUD Ordinance

**Property History:** 1412-PUD-18 PUD District (Ordinance 14-50) (01/12/15)

**Staff Reviewer:** Jesse M. Pohlman, Senior Planner

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**PROCEDURAL**

Approval of a Primary Plat and Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

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**PROJECT OVERVIEW**

The 59.45-acre site is located in the northeast quadrant of 151<sup>st</sup> Street and Oak Road (see **Exhibit 2**). The request is for Primary Plat (see **Exhibit 3**) and Overall Development Plan (see **Exhibit 4**) approval of 69 single-family lots.

The petition was reviewed by the Technical Advisory Committee at its February 17, 2015, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's March 2, 2015, meeting.

The applicable zoning district is the Mapleridge PUD District, pursuant to Ordinance No. 14-50 adopted by the Council on January 12, 2015 (recorded as Instrument No. 2015002394, in the Hamilton County Recorder's Office on January 20, 2015) (see **Exhibit 5**). The PUD Ordinance establishes the SF2 District as the underlying zoning district.

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**PRIMARY PLAT STANDARDS (Article 10.12(J) of UDO)**

**The plans comply except for items which may be identified as outstanding below:**

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines. (Article 4.5)
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.



**DEVELOPMENT PLAN (Article 10.7(G) of the UDO):**

**The plans comply except for those items which may be identified as outstanding below:**

- 20) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 21) Address and legal description of the property.
- 22) Boundary lines of the property including all dimensions.
- 23) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 24) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 25) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 26) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 27) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 28) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 29) Location and dimensions of all existing structures and paved areas.
- 30) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 31) Location of all Floodplain areas within the boundaries of the property.
- 32) Names of legal ditches and streams on or adjacent to the site.
- 33) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 34) Identify buildings proposed for demolition.
- 35) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 36) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).



**DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):**

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

37) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

**Comment: Please see District Standards comments herein.**

38) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

**Comment: Please see PUD District and Floodplain District Standards comments herein.**

39) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:

- a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
- b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
- c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

40) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

**DISTRICT STANDARDS**

**The plans comply with Article 4.5 (SF2 District) and the Mapleridge PUD Ordinance No. 14-50.**

41) Minimum Lot Area: 15,000 sq. ft.

42) Minimum Lot Frontage: 20 feet (per PUD)

43) Minimum Building Setback Lines:

- a) Front Yard: 20 feet (per PUD)
- b) Side Yard: 12 feet
- c) Rear Yard: 30 feet
- d) Minimum Lot Width: 100 feet (80 feet for Pie Shaped Lots per PUD)

44) Oak Road Lot (per Section 6.5 of PUD)

- a) Front Yard Setback 150 feet



**DEVELOPMENT STANDARDS (Chapter 6 of UDO)**

**The plans comply except for those items which may be identified as outstanding below:**

**45) Landscaping Standards (Article 6.8)**

- a) Street Trees:
- b) Minimum Lot Landscaping Requirements:

**Comment:** The plans include 16.5 acres+/- of common area. As a result, 165 trees (10 trees per acre) are required. The landscape plan notes the tree requirement is met with existing landscaping that will be preserved within the common area. Rather than require a specific tree inventory of the substantially existing tree stands that will be preserved in common area, the Department recommends submitting a general tree survey that includes photographs of the stands of trees to be preserved and credited, that also includes a map/legend identifying the photograph locations. Trees that are already identified as significant to be preserved should be included in Note #5 on Sheet L103. Lot landscaping for individual lots will be further reviewed at the time of the building permit.

- c) External Street Frontage Landscaping
  - i) PUD requires adjacent to lot lines along Oak Road (as shown on Concept Plan)
  - ii) Section 7.2 of the PUD Ordinance requires a wood fence (four to six feet in height) similar in quality and character as the fence depicted and installed along Oak Road.
- d) Buffer Yard Requirements

**46) Lot Standards (Article 6.10)**

**47) Setback Standards (Article 6.16)**

**48) Vision Clearance Standards (Article 6.19)**

**49) Yard Standards (Article 6.21)**

**DESIGN STANDARDS (Chapter 8 of UDO)**

**The plans comply except for those items that may be identified as outstanding below, and subject to further review by the Public Works Department:**

**50) Block Standards (Article 8.1)**

**51) Easement Standards (Article 8.3)**

**52) Monument and Marker Standards (Article 8.5)**

**53) Open Space and Amenity Standards (Article 8.6)**

- a) A minimum of 16% Open Space is required.

**Comment:** The plans comply. The real estate is 59.45 acres+/-, which requires a minimum of 9.5 acres+/- of Open Space. 12.27 acres+/- of Open Space is proposed. A maximum of fifty percent (50%) of required Open Space may come from: wetlands, third party regulated utility



easements that existed prior to the development of the property (e.g., gas or oil pipelines, transmission lines), legal drains and equivalent land, as determined by the Plan Commission or Director. As noted on the plans, the total acreage of common area that is undevelopable (e.g., legal drain, floodplain) is 8.35 acres+/-, of which 4.17 acres+/- may qualify towards the Open Space requirement. In addition, 8.1 acres+/- of common area, that is otherwise developable, is proposed, for a total of 12.27 acres+/- of Open Space.

54) Pedestrian Network Standards (Article 8.7)

- a) Internal Pedestrian Network Standards
- b) PUD Internal Pedestrian Network Standards: (i) A sidewalk is not required on the west side of the Frontage Road nor on the interior of the Loop Street (Section 9.1(A)); (ii) trails prohibited on the north and northwest property lines (Section 9.1(B)); (iii) trails shall be installed as generally depicted on the Concept Plan (Section 9.1(C)).
- c) Perimeter/External Pedestrian Network Standards

**Comment: Please revise the width of the perimeter path along Oak Road to eight (8) feet wide, pursuant to the City's Construction Standards.**

55) Storm Water Standards (Article 8.8)

56) Street and Right-of-Way Standards (Article 8.9)

- a) PUD Standards: (i) Frontage Road cul-de-sac permitted to have a maximum length of 900 feet (Section 9.2(A)); and (ii) a paved emergency and pedestrian access shall be provided at the end of the Frontage Road, as generally shown on the Concept Plan (Section 9.2(D)).

57) Street Light Standards (Article 8.10)

58) Street Sign Standards (Article 8.11)

59) Surety Standards (Article 8.12)

60) Utility Standards (Article 8.13)

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**STAFF COMMENTS**

- 1) No action is required at this time except to hold the public hearing.
- 2) Prior to the final deposition, the Petitioner will make any necessary revisions to the plans, as noted in this staff report. The Economic and Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or [jpohlman@westfield.in.gov](mailto:jpohlman@westfield.in.gov).